

The Village Homeowners Association

3783 South 500 West Suite 8
South Salt Lake City, Utah 84115

MEMORANDUM

DATE: June 2019
FROM: The Board of Directors
TO: The Village HOA Dwelling Owner
SUBJECT: Home Exterior Improvements & Maintenance (ACR Form) Security & Nuisance

Pursuant to Directives of the Board of Directors, please be informed of the following:

Home Exterior Improvements & Maintenance It has been observed that many of you are contemplating and/or planning for home improvements and maintenance and these efforts are much appreciated by ALL who derive benefit and value by living in a neighborhood (Association) that continues to be well maintained and beautified. Please remember that all homeowners are required to and must adhere to the procedures outlined in the CC&R's Article VIII Section 2 and guidelines of the community **PRIOR to commencing on any project which;** alters or changes any aspect of a Home or Lot visible to, or on the exterior of all homes and lots. Adhering to the required procedures **ensures that any project is approved and done in "harmony of external design and color and location in relation to surrounding structures."** (Please see and use attached Architectural Change Form that must be used for each project you embark on).

2019 Annual Meeting Please see the minutes that have been posted on the website (thevillage-hoa.com) from the 2019 annual meeting. Please also note that the concept of installing security cameras at the entrances to the Association was briefly discussed and a request was made for the Board to further review this issue of surveillance and cameras. Please be aware that the Board did engage a **Security/Surveillance** Company and professionals to review the property and entrances and has determined from the submitted plans, recommendations and cost estimates that the ongoing expense is prohibitive compared to the limited benefits surveillance cameras may provide. However, any of you are individually welcome to install security systems in your homes. Furthermore, you may obtain an economical benefit by contacting Comcast 1-800-266-2278) Association cable provider and explore their security systems as an enhancement to your individual package.

Use Restrictions - Rules - "Nuisance" One of the Duties of the Board of Trustees as noted in Article V(j) of the CC&R's and Powers as noted in Article VII Section 1(a) is to adopt and publish rules and regulations governing the use of the Common Areas, and personal conduct of the Members and their guest thereon, and establish penalties for the infractions thereof. Rules governing the use of the Common Areas, property modification and the personal conduct of the homeowners, tenants and their guests are established by the Board of Trustees and produced as Rules and Regulations. The Association CC&R's Article X Section

Nuisances states; "No noxious or offensive activity (including but not limited to the major repair of motor vehicles) shall be carried on, in or upon any Lot or the Common Area..." Offensive activity including acting in violation to the Use Rules and Regulations, causing a "Nuisance" is not subjective! Please abide by the obvious Use Rules in the Project Documents including; Pets and Animals, Parking, Common Facilities (Pool & Spa), Residency (Owner-Tenant), Garbage, Insurance, etc., etc. Each of the general categories of use conduct and procedures and consequences are further clarified in the Rules and Regulations. If you experience a Grievance (annoyance) with a neighbor, please refer to the grievance procedure in the Rules and Regulations IX 1-4 on pages 13-15. All Association Member's individual and respective "comfort and safety" is paramount and The Association desires that we all live and conform to the Project Governing Documents to help ensure the peaceful and harmonious lifestyle that we have all come to expect and enjoy.

Thank you

The Village HOA

Board of Directors